

ARTICLE 3.

USE PROVISIONS

Sec. 3.1. Opening Provisions 3-2

 3.1.1. Applicability 3-2

Sec. 3.2. Use Permissions 3-3

 3.2.1. Use Table Key 3-3

 3.2.2. Allow Use Table 3-4

Sec. 3.3. Use Definitions 3-10

 3.3.1. Use Interpretations 3-10

 3.3.2. Residential Uses 3-11

 3.3.3. Public and Institutional Uses 3-13

 3.3.4. Commercial Uses 3-15

 3.3.5. Manufacturing and Industrial Uses 3-20

Sec. 3.4. Specific Use Standards 3-23

 3.4.1. Residential Uses 3-23

 3.4.2. Public and Institutional Uses 3-27

 3.4.3. Commercial Uses 3-27

 3.4.4. Manufacturing and Industrial Uses 3-27

Sec. 3.5. Accessory Uses and Structures 3-28

 3.5.1. General Standards 3-28

 3.5.2. Specific Standards 3-28

Sec. 3.6. Temporary Uses and Structures 3-34

SEC. 3.1. OPENING PROVISIONS

3.1.1. Applicability

Use requirements apply based on what type of project activity is proposed, as shown in the table below. Typically, more than one project activity applies (for example, an expansion of an existing use may include both an addition and a facade modification).

Cross-reference	Use Requirements	Project Activity						
		New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance and Repair
Sec. 3.2.	Use Permissions	●	●	●	○	●	●	○
Sec. 3.3.	Use Definitions	●	●	●	○	●	●	○
Sec. 3.4.	Use Standards	●	●	●	○	●	●	○
Sec. 3.5.	Accessory Uses and Structures	●	●	●	○	●	●	○
Sec. 3.6.	Temporary Uses and Structures	●	●	●	○	●	●	○

● = Standards apply ○ = Standards do not apply

- A. Project activities are defined in Sec. XX.
- B. Where a section is listed as applicable in the table above, all use requirements must be met. The standards may be modified by Sec. XX. Nonconformities.

The text below would go elsewhere in the code but is included here for context

New Construction: Any activity that includes the construction of a new building or structure. Includes relocation of an existing structure to another location on the lot, or to any other lot. Relocation of an existing structure includes any activity that lifts any portion of a building off its foundation.

Addition: Any expansion of an existing building or structure that is less than the footprint of the existing building or structure, up to 25,000 square feet of new floor area. Includes activity that increases the floor area or the height of an enclosed space within an existing building. Any expansion that exceeds these thresholds is considered new construction.

Site Modification: Any modification of an existing site that affects less than 50% of the existing site area, up to 25,000 square feet of affected site area. Any site modification that exceeds the stated thresholds is considered new construction.

Facade Modification: Any change to the exterior envelope of a building that affects more than 250 square feet of facade area. Facade modifications include changes to any to: the facade of a building; the amount of exterior foundation wall that is exposed above finished grade; or an architectural element including a balcony, porch, or deck attached to a facade.

Change of Use: Any change in use or a modification of an area designed and intended for a specific use from a previously approved use. Includes a change in the principal use of any portion of a building or lot from one to another. Includes the expansion of floor area, site area, or lot area dedicated to a use or an increase in the intensity of a use, such as an increase in seating capacity or the number of persons in care.

Renovation: Any modification to an existing building or structure that does not expand the building or structure and does not exceed: Removal of up to 50% of the perimeter wall framing; removal of up to 50% of the roof framing; or removal of up to 50% of the structural members. Any modification that exceeds these thresholds is considered new construction.

Maintenance and Repair: Activity done to correct the deterioration, decay of, or damage to, any part of a building, structure, or lot, that does not involve a change or modification of the existing design, outward appearance or applicable zoning requirements. In-kind replacement of deteriorated or damaged parts of a building is considered maintenance and repair. Maintenance and repair includes repair of site components such as parking lots or landscaping, but does not include resurfacing of an existing parking lot. Includes any modification to meet fire, life safety, and ADA requirements.

SEC. 3.2. **USE PERMISSIONS**

3.2.1. **Use Table Key**

A. Allowed Uses

- P = A by-right allowed use.
- P* = A by-right allowed use, provided it meets the use standards in the right-hand column of the use table.

B. Discretionary Allowed Uses

- C = A use allowed only with a Conditional Use Permit - see **Sec. XX**.
- C* = A use allowed only with a Conditional Use Permit, provided it also meets the use standards in the right-hand column of the use table.

C. Uses Not Allowed

- = A use not allowed

3.2.2. Allow Use Table

Use Category Specific Use	RESIDENTIAL						MIXED USE							COMMERCIAL & INDUSTRIAL				INSTITUTIONAL & OPEN SPACE			Definitions/ Use Standards	
	RD-A	RD-B	RD-C	RA-A	RA-B	RA-C	RX-4	RX-6	MX-4	MX-6	MX-8	MX-13	MX-U	IX-6	IX-8	CG	IL	IH	INS	CEM		OS
RESIDENTIAL USES																						
Household Living																						3.3.2.A
Single-unit living		P	P	P	P	P	P	P	P	P	P	-	-	P	P	P	-	-	P	-	-	
Two-unit living		P	P	P	P	P	P	P	P	P	P	-	-	P	P	P	-	-	P	-	-	
Multi-unit living (3 to 6 units)		-	-	-	-	P	P	P	P	P	P	-	-	P	P	P	-	-	P	-	-	
Multi-unit living (7 to 12 units)		-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	-	P	-	-	
Multi-unit living (13 or more units)		-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	-	P	-	-	
Manufactured home park		P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Live-work		-	C*	C*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	-	3.4.1.A
Group Living																						3.3.2.B
General group living		-	-	-	-	C	P	P	P	P	P	P	P	P	P	P	-	-	C	-	-	
Co-housing		-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	
Senior care		-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	-	
Special Needs Housing																						3.3.2.C
Emergency housing		P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	-	3.4.1.B
Permanent supportive housing		P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	-	3.4.1.B
Transitional housing		P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	-	3.4.1.B
PUBLIC & INSTITUTIONAL USES																						
Civic																						3.3.3.A
General civic (up to 15,000 SF)		-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	P	
General civic (above 15,000 SF)		-	C	C	C	C	C	P	P	P	P	P	P	P	P	P	-	-	P	-	P	
Religious assembly (up to 15,000 SF)		-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	-	
Religious assembly (above 15,000 SF)		-	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	-	P	-	-	
Day Care																						3.3.3.B
General day care (up to 12 people)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-	
General day care (13 or more people)		-	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-	

KEY: P Use Allowed By-Right | C Conditional Use Permit Required | * Use Standards apply | - Use Not allowed

Use Category Specific Use	RESIDENTIAL							MIXED USE							COMMERCIAL & INDUSTRIAL				INSTITUTIONAL & OPEN SPACE		Definitions/ Use Standards	
	RC	RD-A	RD-B	RD-C	RA-A	RA-B	RA-C	RX-4	RX-6	MX-4	MX-6	MX-8	MX-13	MX-U	IX-6	IX-8	CG	IL	IH	INS		CEM
Education																						3.3.3.C
General education (up to 1 acre)	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	-
General education (above 1 acre)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-
Business college or trade school	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-
College or university	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-
Parks and Open Space																						3.3.3.D
Public open space (up to 1/2 acre)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	P
Public open space (above 1/2 acre)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Private open space	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-
Cemetery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-
Utility Service																						3.3.3.E
Minor utility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P
Major utility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-
Electric/gas substation	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	-	C
Wireless communications facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	C
COMMERCIAL USES																						
Adult Business																						3.3.4.A
Adult entertainment establishment	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	P	P	-	-	-
Agriculture																						3.3.4.B
Greenhouse or nursery	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	-	-
Indoor growing system	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-
Urban garden	P* P* P* P* P* P*	P* P* P* P* P* P*	P* P* P* P* P* P*	P* P* P* P* P* P*	P* P* P* P* P* P*	P* P* P* P* P* P*	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-
Entertainment & Recreation																						3.3.4.C
General indoor recreation	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	-	-
General outdoor recreation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-
General indoor entertainment	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-	P	-	-
General outdoor entertainment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-
Golf course	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
KEY: P Use Allowed By-Right C Conditional Use Permit Required * Use Standards apply - Use Not allowed																						

KEY: P Use Allowed By-Right | C Conditional Use Permit Required | * Use Standards apply | - Use Not allowed

Use Category Specific Use	RESIDENTIAL						MIXED USE								COMMERCIAL & INDUSTRIAL				INSTITUTIONAL & OPEN SPACE		Definitions/ Use Standards		
	RC	RD-A	RD-B	RD-C	RA-A	RA-B	RA-C	RX-4	RX-6	MX-4	MX-6	MX-8	MX-13	MX-U	IX-6	IX-8	CG	IL	IH	INS		CEM	OS
Food and Beverage																							3.3.4.D
General food beverage (up to 1,500 SF)	-	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	
General food beverage (above 1,500 SF)	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	
Microbrewery, small distillery/winery	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	
Lodging																							3.3.4.E
General lodging	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	-	-	
Medical																							3.3.4.F
General medical (up to 1,500 SF)	-	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-	
General medical (above 1,500 SF)	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-	
Hospital	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	P	-	-	P	-	-	
Medical laboratory	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	-	-	
Office																							3.3.4.G
General office (up to 1,500 SF)	-	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-	
General office (above 1,500 SF)	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-	
Parking																							3.3.4.H
Commercial parking	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	P	P	P	C	-	-	
Remote parking	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	-	
Personal Service																							3.3.4.I
General personal service (up to 1,500 SF)	-	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	
General personal service (above 1,500 SF)	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	
Animal care - outdoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	
Retail																							3.3.4.J
General retail (up to 1,500 SF)	-	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	
General retail (above 1,500 SF)	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	
Alternative financial services	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	-	-	

KEY: **P** Use Allowed By-Right | **C** Conditional Use Permit Required | * Use Standards apply | - Use Not allowed

Use Category Specific Use	RESIDENTIAL							MIXED USE							COMMERCIAL & INDUSTRIAL				INSTITUTIONAL & OPEN SPACE		Definitions/ Use Standards		
	RC	RD-A	RD-B	RD-C	RA-A	RA-B	RA-C	RX-4	RX-6	MX-4	MX-6	MX-8	MX-13	MX-U	IX-6	IX-8	CG	IL	IH	INS		CEM	OS
Vehicle Sales and Service																							3.3.4.K
Vehicle sales or rental	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	-	-	
Vehicle service	-	-	-	-	-	-	-	-	-	P	P	-	-	-	P	P	P	P	P	-	-	-	
Vehicle repair	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	
Vehicle fueling station	-	-	-	-	-	-	-	-	-	P	P	-	-	-	P	P	P	P	-				
MANUFACTURING AND INDUSTRIAL USES																							
Industrial																							3.3.5.A
Low impact industrial (up to 1,500 SF)	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	
Low impact industrial (1,501 to 5,000 SF)	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	-	-	
Low impact industrial (5,001 to 50,000 SF)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	P	P	-	-	-	
Low impact industrial (above 50,000 SF)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	C	C				
High impact industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	
Crematorium	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-	
Resource extraction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	
Transportation																							3.3.5.B
Transit stop	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	P	
Marine terminal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	
Passenger terminal	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	P	-	-	
Railroad right-of-way	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	
Warehouse and Distribution																							3.3.5.C
General (up to 25,000 SF)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	P	P	-	-	-	
General (25,001 to 100,000 SF)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	P	P	-	-	-	
General (above 100,000 SF)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	
Data center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	
Self-service storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	
Truck and freight transfer terminal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	
Vehicle storage yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	P	P	-	-	-	

KEY: **P** Use Allowed By-Right | **C** Conditional Use Permit Required | ***** Use Standards apply | **-** Use Not allowed

Use Category Specific Use	RESIDENTIAL							MIXED USE							COMMERCIAL & INDUSTRIAL				INSTITUTIONAL & OPEN SPACE			Definitions/ Use Standards	
	RC	RD-A	RD-B	RD-C	RA-A	RA-B	RA-C	RX-4	RX-6	MX-4	MX-6	MX-8	MX-13	MX-U	IX-6	IX-8	CG	IL	IH	INS	CEM		OS
Waste-Related																							3.3.5.D
General waste-related	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	
Recycling center, neighborhood	-	-	-	-	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	C	-	-	
ACCESSORY USES																							Sec. 3.5
Accessory dwelling unit (ADU)	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	P*	P*	-	-	P*	-	-	3.5.2.A
Drive-through	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	-	-	-	-	3.5.2.B
Family day home	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	-	3.5.2.C
Farmers’ market	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	-	3.5.2.D
Home occupation	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	-	3.5.2.E
Home-based business	C*	C*	C*	C*	C*	C*	C*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	-	3.5.2.F
Outdoor dining	-	-	-	-	C	C	C	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	-	-	3.5.2.G
Outdoor display	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	3.5.2.H
Outdoor entertainment stage	-	-	-	-	-	-	-	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	-	-	-	-	-	3.5.2.I
Outdoor storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	-	-	-	3.5.2.J
Short-term rental	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	-	3.5.2.K
Solar energy, small-scale	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	3.5.2.L
Wind energy, small-scale	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	3.5.2.M

KEY: P Use Allowed By-Right | C Conditional Use Permit Required | * Use Standards apply | - Use Not allowed

SEC. 3.3. **USE DEFINITIONS**

3.3.1. **Use Interpretations**

- A. Uses are organized by use category (such as Household Living or Group Living) and then by specific use within that category (such as Multi-Unit Living or Manufactured Home Park). Use categories are used to organize specific uses with similar attributes. Specific uses have permissions that determine if that use is allowed in a particular zoning district.
- B. When a proposed use is not listed, the Zoning Administrator has the responsibility for determining whether the proposed use is similar to an already listed specific use. Where a use contains a list of example uses, the uses on the list are to be considered examples, and not all-inclusive. The Zoning Administrator will first determine what use category the use is most similar to, and then determine the most similar specific use.
- C. When a proposed use is found by the Zoning Administrator not to be similar to an already listed specific use, the use is not allowed.
- D. When determining whether a proposed use is similar to a listed specific use, the Zoning Administrator considers the following criteria:
 - 1. Actual or projected characteristics of the use.
 - 2. Amount and nature of any nuisances generated by the use.
 - 3. Type, size, nature and arrangement of buildings and structures.
 - 4. Relative amount and types of sales.
 - 5. Relative number of employees and customers.
 - 6. Hours of operation.
 - 7. Number of vehicle trips generated, types of vehicles, and parking demand.
 - 8. Anticipated amount and type of outdoor storage.
 - 9. Likely impact on adjacent properties.
 - 10. Multiple principal uses are allowed on a lot when the uses are all allowed in the district and the standards for all uses on the lot may be met.

3.3.2. Residential Uses

A. Household Living Use Category

Residential occupancy of a dwelling unit by a household. A household is considered one or more persons living together in a dwelling unit, with common access to, and common use of, all living, kitchen, and eating areas within the dwelling unit. Tenancy is arranged for 30 days or more. Household living is consolidated into the following specific uses:

1. Single-Unit Living

One dwelling unit in a single building.

2. Two-Unit Living

Two dwelling units in a single building.

3. Multi-Unit Living

For a residential building, 3 or more dwelling units in a single building is considered multi-unit living. For a building with a nonresidential use, any dwelling unit located within the building is considered multi-unit living.

4. Manufactured Home Park

A property that contains or is intended for the long-term location of manufactured homes that may include services and facilities for the residents.

5. Live/Work

A dwelling unit within which an occupation, profession, business or enterprise is conducted in conjunction with the living space of the owner or operator of such occupation, profession, business or enterprise, and which constitutes a principal use and does not otherwise meet the definition of home occupation.

B. Group Living Use Category

Residential occupancy of a building by a group of people that does not meet the definition of household living. Tenancy is arranged for 30 days or more. Generally, group living facilities have a common eating area for residents and residents may receive care, training or treatment. Group living is consolidated into the following specific uses:

1. General Group Living

Group living uses that provide for a variety of group living arrangements. Typical examples include boarding house, dormitory, fraternity or sorority house, monastery or convent, and single-room-occupancy (SRO) housing, and sober living.

2. Co-Housing

Site or building where residents live in private homes or rooms clustered around shared indoor spaces, such as cooking or laundry facilities.

USE DEFINITIONS**3. Senior Care**

Senior living with in-patient nursing care, where residents can receive on-going care and supervision. Designed for older adults who may need health care supervision, but not hospitalization. Typical examples include convalescent, nursing, or rest home, and assisted living.

C. Special Needs Housing Use Category

Residential occupancy of a building or dwelling unit by more than one household by individuals with special needs, including those with physical disabilities, mental illness, substance abuse and addictions, people recently released from prison, people needing temporary accommodation due to domestic abuse or violence, as well as people experiencing homelessness. May also provide rehabilitation, social services, support, and treatment. Special needs housing is consolidated into the following specific uses:

1. Emergency Housing

A property that provides, without any use and occupancy agreement or lease, but generally for a period of less than 90 days, individuals or families who lack a fixed, regular, and adequate nighttime residence a place of shelter for sleeping; individual or shared facilities for sanitary health, hygiene, and waste disposal; continuous on-site supervision; and services intended to improve health and welfare, including, but not limited to, the care and treatment of medical, mental health, and substance abuse matters; counseling and case management; assistance obtaining education, training, employment; and assistance securing food, housing, and government benefits.

2. Permanent Supportive Housing

A property that provides, with a use and occupancy agreement or lease, but generally without any limits on length of stay, individuals or families who lack a fixed, regular, and adequate nighttime residence a place of shelter for sleeping; individual or shared facilities for sanitary health, hygiene, and waste disposal; continuous on-site supervision; and services intended to improve health and welfare, including, but not limited to, the care and treatment of medical, mental health, and substance abuse matters; counseling and case management; assistance obtaining education, training, employment; and assistance securing food, housing, and government benefits.

3. Transitional Housing

A property that provides, with a use and occupancy agreement or lease, generally for a period of less than 24 months, individuals or families who have difficulty obtaining a fixed, regular, and adequate nighttime residence a place of shelter for sleeping; individual or shared facilities for sanitary health, hygiene, and waste disposal; and services intended to improve health and welfare, including, but not limited to, the care and treatment of medical, mental health, and substance abuse matters; counseling and case management; assistance obtaining education, training, and employment; and assistance securing food, housing, and government benefits.

3.3.3. Public and Institutional Uses

A. Civic Use Category

Uses that provide ongoing governmental, life safety, educational, and cultural services to the general public, uses that provide meeting areas for religious practice. Civic is consolidated into the following specific uses:

1. General Civic

Civic uses that provide general governmental, life safety and cultural services. Typical examples include community center, courthouse, fire station, library, municipal or government office, museum, and post office.

2. Religious Assembly

A civic use that provides meeting areas for religious activities, including facilities operated by a religious group and used for educational activities. Typical examples include church, chapel, mosque, temple, and synagogue.

B. Day Care Use Category

Uses that provide care, protection and supervision of children or adults on a regular basis in a facility away from their primary residence, primarily during daytime hours, for less than 24 hours per day.

1. General Day Care

Day care uses that provides care services to children or adults. Typical examples include childcare center, nursery school, and drop-in center.

C. Education Use Category

Uses that provide educational services to students. Education is consolidated into the following specific uses:

1. General Education

Education uses that provide learning and teaching services to students. Typical examples include elementary, junior high, high school, charter school, and military/special training academy.

2. Business College or Trade School

An education use that offers technical or professional training, where the courses of instruction relate primarily to vocational and technical subjects. Typical examples include health and medical trade school, cosmetology school, criminal justice school, culinary school, computer and IT school, welding trade school, HVAC school, electrician and construction trade school, and automotive technician and diesel mechanic trade schools.

USE DEFINITIONS**3. College or University**

An education use that provides post-secondary education to students. Typical examples include college or university, community college, and seminary.

D. Parks and Open Space Use Category

Uses that provide active or passive outdoor recreation. Typically, areas and facilities are publicly accessible and often contain recreational equipment or facilities. Parks and open space is consolidated into the following specific uses:

1. Public Open Space

A parks and open use owned by the City, County, State or Federal government. Includes non-profits and conservation-related organizations that are open to the public. May include passive or active spaces. Typical examples include botanical garden, conservation area, dog park, skate park, playfield, playground, playlot, ballfield, soccer field, basketball court, swimming pool, splash pad, tennis court, golf course, recreational trail, greenway, multi-use path, plaza, square, and green.

2. Private Open Space

A parks and open use held in private ownership, not owned or operated by the City, County, State or Federal government.

3. Cemetery

A parks and open use that provides for the interment of human or animal remains, but does not include cremation services. Typical examples include a cemetery for earth interments, a columbarium for cinerary interments, or a mausoleum for vault interments.

E. Utility Use Category

Uses that generate and distribute utility services such as electricity, gas, sewer, water, cable and internet. Utility is consolidated into the following specific uses:

1. Minor Utility

Utility service uses that generally serve the immediate area in which they are located. They typically do not have on-site employees. Services may be public or privately provided. Typical examples include small facilities such as transformers, relay and booster devices; well water and sewer pump stations; stormwater retention and detention facilities; and telephone exchanges.

2. Major Utility

Utility service uses that generally provides services of a regional nature that normally entail the construction of new buildings or structures. Typical examples include power generating plants and sources, electrical switching facilities, water and wastewater treatment plants, solar farms, and water towers.

3. Wireless Communications Facility

A structure designed and constructed specifically to support an antenna array for wireless communications, which may include a self-supporting monopole, a self-supporting tower (lattice), a guy wire supported tower, and other similar structures.

3.3.4. Commercial Uses

A. Adult Entertainment Use Category

Adult entertainment, including adult bookstores, adult motion picture theaters, and massage parlors.

1. Adult Entertainment Establishment

to be inserted

B. Agriculture Use Category

Uses dedicated to the growing and harvesting of food crops and/or non-food crops, such as flowers and ornamental plants, for use on-site or for sale or distribution off-site or on-site. Agriculture is consolidated into the following specific uses:

1. Greenhouse, Nursery

An agriculture use, often a building or enclosed area, where plants are grown, propagated, and raised for later transplanting or sale, often utilizing greenhouses or other controlled environments to optimize growing conditions.

2. Indoor Growing System

An agriculture use for the cultivation of plants, fish, seafood, and insects. These systems may include, but are not limited to: aquaculture; aquaponics; hydroponics; entomoculture (insects) and vertical farming.

3. Urban Garden

An agriculture use used to grow and harvest food or non-food crops for personal or group use. An urban garden may be divided into plots for cultivation by one or more individuals and/or groups or may be cultivated by individuals and/or groups collectively.

C. Entertainment and Recreation Use Category

Uses that provide continuous or periodic entertainment or recreational activity. Entertainment and recreation is consolidated into the following specific uses:

1. General Indoor Recreation

Entertainment and recreation uses that offer active recreational activity or games of skill primarily in an indoor setting and can only serve alcohol for on-premise consumption as an accessory use. Typical examples include arcade, axe throwing, bicycle, skateboarding, or roller-blading facility, bowling alley, escape room, go-cart track, indoor soccer or indoor sporting activity, indoor paintball, ice- or roller-skating rink, mini-golf, inflatable playground/jump house, pool hall, pickleball court, golf dome, and velodrome.

USE DEFINITIONS**2. General Outdoor Recreation**

Entertainment and recreation uses that offer active recreational activity or games of skill primarily in an outdoor setting and can only serve alcohol for on-premise consumption as an accessory use. Typical examples include amusement park, archery, baseball/softball/soccer or other athletic complex that includes outdoor playing or activity areas, bicycle, skateboarding, or roller-blading facility, horse stable, riding academy, or equestrian center, ice-skating rink, driving range, swimming pool, pickleball court, motorized go-cart track/dirt bikes/all terrain vehicles (ATVs), and water park.

3. General Indoor Entertainment

Entertainment and recreation uses that draw a large number of people to events primarily in an indoor setting, such as live performances or shows, sporting events and concerts and can only serve alcohol for on-premise consumption as an accessory use. Typical examples include arena, assembly hall, auditorium, concert hall, theater, convention center, and stadium.

4. General Outdoor Entertainment

Entertainment and recreation uses that draw a large number of people to events primarily in an outdoor setting, such as live performances or shows, sporting events and concerts and can only serve alcohol for on-premise consumption as an accessory use. Typical examples include amphitheater, drive-in theater, and outdoor stadium (including buildings with retractable roofs).

5. Golf Course

A entertainment and recreation use that provides for a large landscaped area for playing golf including support facilities and buildings, but does not include a driving range.

D. Food and Beverage Use Category

Uses that prepare and sell food and beverage for on- or off-premise consumption. Food and beverage is consolidated into the following specific uses:

1. General Food and Beverage

Food and beverage uses that prepare and sell food or beverage and can only serve alcohol for on-premise consumption as an accessory use. Typical examples include restaurant, cafe, coffee or tea shop, ice cream or yogurt shop, juice or smoothie bar, bakery shop, bake shop, cake shop, cat cafe, catering facilities, and commercial kitchen. Does not include an establishment primarily devoted to the serving of alcoholic beverages by the drink and in which the service of food is only incidental to the consumption of such alcoholic beverages.

2. Microbrewery

A food and beverage use that produces less than 30,000 barrels per year of beer, and sells directly to the consumer on-site within a retail shop, bar, tasting room, tap-room, restaurant, or other similar facility.

3. Small Distillery/Winery

A food and beverage use produces less than 50,000 gallons of spirits or wine a year and sells directly to the consumer on-site within a retail shop, bar, tasting room, tap-room, restaurant, or other similar facility.

E. Lodging Use Category

Uses with individual sleeping or living units that provide overnight accommodations to guests for short-term stays of less than 30 days. Lodging is consolidated into the following specific uses:

1. General Lodging

Lodging uses that provide a variety short-term stay facilities. Typical examples include hotel, motel, inn, bed and breakfast, hostel, and extended stay facility.

2. Short-Term Rental

Short-term rental means a room or group of rooms, all within a single dwelling unit of a dwelling use permitted in the district in which such dwelling use is located, used or intended to be used as lodging for at least one but fewer than 30 consecutive nights by the traveling public and similar transient guests in return for compensation on a daily basis.

F. Medical Use Category

Uses that provide medical, surgical or dental care to patients such as the diagnosis, treatment, mitigation, cure or prevention of disease. Medical is consolidated into the following specific uses:

1. General Medical

Medical uses that administer human health care in a non-hospital, outpatient setting. Typical examples include acute care, blood plasma donation center, birthing center, chiropractor, dentist, emergency medical office, hospital, hospice, kidney dialysis, medical or dental clinic, optician, optometrist, orthodontist, physical therapist, skilled nursing facility, surgical out-patient facility, therapeutic massage, and urgent care.

2. Hospital

A medical use that administers primarily in-patient, intensive, human medical or surgical care, including stand-alone emergency care services.

3. Medical Laboratory

A medical use conducting medical research or testing and examining of materials derived from the human body, such as fluid, tissue or cells, for the purpose of providing information on diagnosis, treatment, mitigation, cure or prevention of disease.

G. Office Use Category

Uses characterized by activities conducted in a private or co-working setting and generally focusing on business, professional or financial services. Office is consolidated into the following specific uses

USE DEFINITIONS**1. General Office**

Office uses that provide space for a variety of business, professional or financial services to be conducted. Also includes research and development of new products or for scientific research intended for manufacture, production or sale of products elsewhere and includes extensive areas of laboratory space, testing facilities, or product development space more similar to a manufacturing space. Typical examples include offices for accounting, advertising, architecture, auditing, bookkeeping, banking, bookkeeping, consulting, counseling, design, employment, engineering, graphic design, insurance, investment, landscape architecture, law, real estate, security or technology services, web design, call center, charitable institution (not providing housing or shelter), financial services center, governmental service agency, radio and television station, recording studio, co-working.

H. Parking Use Category

Uses that provide parking as a principal use. Parking is consolidated into the following specific uses:

1. Commercial Surface Parking

A parking use that provides parking as a principal use on a surface lot or in a structure.

2. Remote Parking

A parking use that provides parking as a principal use that serves primarily as off-site parking for another nearby use or uses, can be on surface lot or in a structure.

I. Personal Service Use Category

Uses involved in providing personal care or repair services. Personal service is consolidated into the following specific uses:

1. General Personal Service

Personal service uses that provide personal care or repair services. Typical examples include; beauty, hair, tanning or nail salon; computer repair; culinary, dance, martial arts, music, or photography studio or classroom; copy center, printing, binding, lithographing, photocopying, blueprinting, mailing service, package shipping, day/health spa; laundry cleaning, pressing, and dry cleaning drop-off, laundromat; crematory services (no on-site cremation), indoor animal care (animal grooming, animal hospital, veterinary clinic, pet clinic, animal boarding and doggy day care); tailor and garment repair; gym, fitness/pilates/yoga studio, climbing gym; locksmith; body art facility (tattoos/body piercing), shoe repair; watch repair; jewelry repair; eyeglasses and hearing aid repair, and smartphone repair.

2. Animal Care, Outdoor

A personal service use that provides for the care of animals primary in an outdoor setting. Typical examples include a kennel, animal boarding with outdoor kennels.

J. Retail Use Category

Uses involved in the sale, lease or rent of new or used products. Retail is consolidated into the following specific uses:

1. General Retail

Retail uses involved in the sale, lease or rent of new or used products. Typical examples include antiques, appliances, art supplies, art gallery, bike (and repair), books, cameras, carpet and floor coverings, crafts, clothing, computers, convenience goods, electronics, fabric, flowers, furniture, gifts or novelties, groceries, hardware, home improvement, household products, jewelry, medical supplies, music, musical instruments, office supplies, pets, pet supplies, phones, pharmaceuticals, plants, pottery, produce, seafood, shoes, signs, souvenirs, sporting goods, stationery, toys, vape/ smoke store, new vehicle parts and accessories and video games.

2. Alternative Financial Services

A retail use offering high interest short-term loans or check cashing services. Also includes uses where articles of personal property may be left as security in exchange for a loan of money. Typical examples include check cashing, pawnshop, payday lending, precious metal and gem dealers, and title loan centers.

K. Vehicle Sale and Service Use Category

Uses that sell, rent, lease, service or repair motorcycles, scooters, passenger vehicles, commercial vehicles, recreational vehicles, and heavy equipment. Vehicle sales and service is consolidated into the following specific uses:

1. Vehicle Sale or Rental

A vehicle sale and service use that sells, rents or leases vehicles. Typical examples include the rental or sales of motor vehicles, heavy equipment, recreational vehicles, trailers and trucks.

2. Vehicle Service

A vehicle service and repair use where limited repair is conducted on vehicles – work is typically done that day and vehicles are not left overnight. Typical examples include heating and air condition repair, alignment, auto detailing, audio and alarm installation, brakes and exhaust services, batteries, new tires, emissions testing, oil and lube, minor scratch and dent repair, bed-liner installation, glass/windshield repair or replacement, suspensions, vehicle tinting, and vehicle inspections.

3. Vehicle Repair

A vehicle service and repair use where substantial repair is conducted on vehicles. Work is typically done over a several day period and vehicles are often left overnight. Typical examples including transmission and engine repair, and body repair and paint shops.

4. Vehicle Fueling Station

A vehicle service and repair use that sells and dispenses vehicle fuel, including diesel, gasoline, hydrogen, electricity, and other alternative fuels.

USE DEFINITIONS**3.3.5. Manufacturing and Industrial Uses****A. Industrial Use Category**

Uses involved in the manufacturing, processing, fabrication, packaging, or assembly of goods. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on-site, but if so, they are a subordinate part of sales. Relatively few customers come to the site. Industrial is consolidated into the following specific uses:

1. Low-Impact Industrial

- a. Industrial uses where some or all of the following characteristics are present or anticipated:
 - i. Majority of manufacturing or industrial activity takes place indoors;
 - ii. No significant heat, noise, sounds, vibrations, odors or particulates detectable off premises;
 - iii. No significant use of dangerous or harmful chemicals;
 - iv. No significant use of highly combustible or flammable materials, liquids, or gases;
 - v. No use of hazardous or explosive materials; and
 - vi. Limited or no outdoor storage.
- b. Typical examples include manufacturing, processing, fabrication, packaging or assembly of prefabricated parts, consumer electronics, jewelry, computers, optical devices or instruments, medical or surgical instruments, food and beverage products, coffee roasting, cosmetics, clothing or shoes, printed or photographic materials, signs, small automotive parts; welding shop, woodworking, cabinet makers or furniture manufacturing; metal fabrication, custom decorative shops; renewable energy equipment; exterminators; manufacturing, and brewery, winery or distillery, includes artisan production of wholesale goods; glass blowing, handcrafted small batch products.

2. High-Impact Industrial

- a. Industrial uses where some or all of the following characteristics are present or anticipated:
 - i. Significant manufacturing or industrial activity takes place outdoors;
 - ii. Significant heat, noise, sounds, vibrations, odors or particulates detectable off premises;
 - iii. Significant use of dangerous or harmful chemicals;
 - iv. Significant use of highly combustible or flammable materials, liquids, or gases;
 - v. Use of hazardous or explosive materials; and
 - vi. Outdoor storage.
- b. Typical examples include lumber mill or wood product manufacturing; production of rubber, leather, clay, bone, paper, pulp, plastic, stone, or glass materials or products;

concrete batching or asphalt mixing; production or fabrication of metals or metal products including enameling and galvanizing; manufacturing and assembly of machinery, equipment, instruments, vehicles, appliances or electronics; dipping or refinishing of furniture; fuel oil distributor; and solid fuel yard.

3. Crematorium

An industrial use where the bodies of the dead are cremated, including pets.

4. Resource Extraction

An industrial use for the extraction of minerals, including solids, such as coal and ores; liquids, such as crude and petroleum; and gases, such as natural gas. Typical examples dredging, earth extraction, sand or gravel, borrow pit, metal, sand stone, gravel clay, mining and other related processing, and stockpiling of sand, gravel, or other aggregate materials.

B. Transportation Use Category

Uses that facilitate the boarding, loading, arrival or departure of passengers for a variety of mobility and transportation options including trains, buses, cars and helicopters. Transportation is consolidated into the following specific uses:

1. Transit Stop

A transportation use where public transportation vehicles, like buses, trains, or light rail, stop to allow passengers to board and alight.

2. Marine Terminal

A transportation use where cargo is loaded, unloaded, stored, and transferred between boats and other modes of transportation, like trucks and trains.

3. Passenger Terminal

A transportation use for the pickup, drop off and interchange of passengers. Typical examples include bus terminals, multi-modal facility, rail stations, and passenger related mass transit facilities.

4. Railroad Right-of-Way

The full width of property owned, leased, or subject to easement for railroad track purposes, and does not include storage tracks, yards, or buildings.

C. Warehouse and Distribution Use Category

Uses involved in the storage or movement of goods for themselves or other entities. Goods are generally delivered to other firms or the final consumer. There is little or no on-site sales activity with customers present. Warehouse and distribution is consolidated into the following specific uses:

1. General Warehouse and Distribution

Warehouse and distribution uses involved in the storage, wholesale, or movement of goods for themselves or other entities. Typical examples include beer distribution, newspaper distribution, parcel and delivery service, distribution center, fulfillment center, cold storage plant, household

USE DEFINITIONS

moving and general freight storage and warehouse. Does not include bulk storage of hazardous materials, or scrap or salvage operations. If a warehouse and distribution use is ancillary to another principal use, and has a floor area of less than 10,000 square feet, it is considered an accessory use.

2. Data Center

A warehouse and distribution use primarily for the storage, management, processing, and transmission of digital data, housing computer and network equipment, systems, servers, appliances and other associated components related to digital data operations. May also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations at the data center.

3. Self-Service Storage

A warehouse and distribution use that offers secure self-storage for household goods in individual rooms, compartments, lockers, or containers, where clients bring goods for storage and retrieve them at any time during normal business hours.

4. Truck and Freight Transfer Terminal

A warehouse and distribution use for receipt, transfer, short term storage and dispatching of goods for distribution. Does not include long-term warehousing and goods do not undergo any manufacturing processes. Typical examples include containerized freight yard, inter-modal freight terminal, switching yard, trucking terminal, and shipping container storage yard.

5. Vehicle Storage Yard

A warehouse and distribution use that provides storage for operable vehicles without occupants for more than 24 hours. Typical examples include towing service; taxicab, bus charter or limousine storage lot; school bus lot; recreational vehicle, trailer and boat storage; and impound lot.

D. Waste-Related Use Category

Uses that receive solid or liquid wastes from others for disposal on the site or for transfer to another location, uses that collect sanitary waste, or uses that manufacture or produce goods or energy from the composting of organic material. Waste-related is consolidated into the following specific uses:

1. General Waste-Related

Waste-related uses that receive nonhazardous solid or liquid wastes from others for disposal on the site or for transfer to another location. Typical examples solid waste disposal, landfill, transfer station, scrapyard, junk or salvage yard, scrap-metal processing, recycling facility including recyclable material storage, construction material recycling.

2. Recycling Center, Minor

Waste-related use with a recycling operation, up to 4,000 square feet of gross floor area, conducted completely indoors or involving outdoor operations with materials stored in containers located entirely in a fenced yard.

SEC. 3.4. **SPECIFIC USE STANDARDS**

3.4.1. **Residential Uses**

A. Live-Work

1. General

- a. At least 1 person engaged in the live-work must reside in the dwelling unit in which the live-work business is located as their primary place of residence.
- b. Except in a Residential District, the nonresidential activity is limited to the nonresidential uses allowed in the district.

2. Residential Districts

- a. A live-work unit cannot exceed 1,500 square feet in floor area.
- b. The nonresidential activity is limited to the following uses:
 - i. General food and beverage.
 - ii. General medical.
 - iii. General office.
 - iv. General personal service.
 - v. General retail.

B. Special Needs Housing

1. Intent

The purpose of this Section is to establish a process for review and approval of emergency, transitional, and permanent supportive housing uses in order to reduce the number of individuals and families in the City experiencing homelessness or obtaining affordable housing.

2. Housing Types

The following housing types are subject to these provisions:

- a. Emergency housing, provided through:
 - i. A building, or portion of a building;
 - ii. An assemblage of two or more tiny home units;
 - iii. A tent encampment, which means a group of small, portable tents or similar forms of shelter on a property, where each tent is intended to provide shelter for no more than 2 individuals or a family; or
 - iv. A safe parking area.
- b. Transitional housing, provided through:

SPECIFIC USE STANDARDS

- i. A building, or portion of a building; or
- ii. An assemblage of 2 or more tiny home units.
- c. Permanent supportive housing, provided through:
 - i. A building, or portion of a building; or
 - ii. An assemblage of 2 or more tiny home units.
- d. A single property may contain a combination of emergency housing, transitional housing, and permanent supportive housing uses so long as they are under common ownership and comply with the rest of the provisions of this Code.

3. Location

- a. A property with an emergency housing, transitional housing, or permanent supportive housing use must be located no more than 2,640 feet from a public transit stop.
- b. A property with an emergency housing, transitional housing, or permanent supportive housing use must be located no less than 1,320 feet from any property with an emergency housing, transitional housing, or permanent supportive housing use.
- c. A property providing an emergency housing, transitional housing, or permanent supportive housing use through a building, or portion of building, can only be located in a **R-73 Multi-family Residential District, RO-2 Residential-Office District, I Institutional District, B-1 Neighborhood Business District, B-2 Community Business District, B-3 General Business District, B-4 Central Business District, OS Office-Service District, RP Research Park District, or M-1 Light Industrial District** as permitted in this Code, and subject to all other provisions of the zoning district.
- d. A property providing an emergency housing, transitional housing, or permanent supportive housing use through an assemblage of 2 or more tiny home units can only be located in a **B-3 General Business District or M-1 Light Industrial District** and is subject to all other provisions of the zoning district.
- e. A property providing an emergency housing use through a tent encampment can only be located in a **B-3 General Business District or M-1 Light Industrial District**, and is subject to all other provisions of the zoning district.
- f. A property providing an emergency housing use through a safe parking area can only be located in a **R-73 Multi-family Residential District, RO-2 Residential-Office District, I Institutional District, B-1 Neighborhood Business District, B-2 Community Business District, B-3 General Business District, B-4 Central Business District, OS Office-Service District, or M-1 Light Industrial District**, and is subject to all other provisions of the zoning district.

4. Capacity

The maximum number of individuals residing in emergency housing, transitional housing, or permanent supportive housing on a property must at all times be in compliance with all applicable provisions of building, fire, health, and zoning codes.

5. Emergency Contact

The owner, tenant, or operator of any emergency housing, transitional housing, or permanent supportive housing use must provide the Zoning Administrator with a phone number for an individual who can be reached 24 hours a day in the event of an emergency.

6. Approvals

- a. Prior to the establishment of an emergency housing, transitional housing, or permanent supportive housing use, whether principal or accessory, the owner, tenant, or operator of the building, structure, or premises must obtain a certificate of zoning compliance in accordance with the conditions specified in this division and in article X, division 3 of this chapter.
- b. Within 7 days of receipt of the materials described in section 30.698.3(d) for a certificate of zoning compliance for an emergency housing, a transitional housing, or a permanent supportive housing use, the Zoning Administrator must provide written notice of the application to:
 - i. All owners of real property within 150 feet of the applicant's property;
 - ii. The Council member representing the district in which the applicant's property is located; and
 - iii. At least one civic or neighborhood association established in accordance with applicable law that advocates for the district or area in which the applicant's property is located and of which the Zoning Administrator has actual knowledge.
- c. A Certificate of Zoning Compliance for an emergency housing use is valid for 1 year. If a property owner with a valid Certificate of Zoning Compliance for emergency housing seeks to continue the use for 1 additional year, the property owner must submit all documentation to the City, as specified in this Division, no later than 60 days prior to the date of expiration of the Certificate of Zoning Compliance to ensure timely issuance of a new Certificate of Zoning Compliance, provided property owner satisfies all other conditions for the issuance.
- d. Issuance of a Certificate of Zoning Compliance for an emergency housing, transitional housing, permanent supportive housing, or social service delivery use is subject to (i) approval by the Director of Planning and Development Review of a plan of development, in accordance with Article X, Division 4 of this Chapter, in the event building permits are needed to engage in such use, and (ii) submittal to the Zoning Administrator of a filing that must include, at minimum, the location and description of the following, including an operations information statement as described below:
 - i. The parcel and all buildings and structures thereon, both permanent and temporary;
 - ii. Access control points and any fencing and screening for the parcel and all buildings and structures;
 - iii. The use and occupancy of each room or space inside a building or structure, including accommodations for sleeping, accommodations for sanitary health and hygiene (e.g. sinks, toilets, latrines, showers, or washing stations); and accommodations for food preparation;

SPECIFIC USE STANDARDS

- iv. The size of emergency ingress points, egress points, and evacuation routes; (5) Smoke alarms, carbon monoxide alarms, and fire extinguishers; and
- v. An operations information statement that must include, at minimum, the following:
 - a). The name of the operating entity, its articles of incorporation or similar organizational document and its bylaws, if any, and a statement of the operating entity's experience providing emergency housing, transitional housing, permanent supportive housing, or social service delivery;
 - b). Anticipated dates, days, and hours of operation;
 - c). Maximum intended number of overnight occupants, which must at all times be in compliance with all applicable provisions of building, fire, health, and zoning codes;
 - d). List of requirements for admission of occupants;
 - e). Description of each staff position, qualifications necessary for each position, and a statement of the anticipated number of staff serving in such positions;
 - f). Statement of intention, or not, to provide occupants meals, minor medical care, job counseling, substance abuse counseling, and services to help occupants transition to more permanent housing, and if so, whether provision of each will be on- or off-site; and
 - g). Statement of intention, or not, to participate in the Greater Richmond Continuum of Care coordinated entry system.

3.4.2. Public and Institutional Uses

To be inserted

3.4.3. Commercial Uses

A. Urban Garden

1. Activities and operations must be conducted between the hours of 7 AM and 9 PM.
2. Mechanized equipment similar in scale to that designed for household use must be used.
3. Use of larger mechanized equipment is not allowed; provided, however, that during the initial preparation of the land heavy equipment can be used.
4. The on-site sale of food crops and/or non-food, ornamental crops grown on-site is allowed up to 12 days per year.
5. Keeping of animals?

3.4.4. Manufacturing and Industrial Uses

To be inserted

SEC. 3.5. **ACCESSORY USES AND STRUCTURES**

3.5.1. **General Standards**

A. Allowed Accessory Uses and Structures

The use table in **3.2.2. Allowed Use Table** establishes the allowed accessory uses and structures by district. Multiple accessory uses are allowed on a lot when the uses are all allowed in the district and the standards for all uses on the lot may be met.

B. Accessory Uses and Structures Not Listed

An accessory use or structure not specifically listed in **3.2.2** is not allowed unless the Zoning Administrator determines the use:

1. Is clearly incidental to and customarily found in connection with an allowed principal use;
2. Is subordinate to and serving an allowed principal use;
3. Is subordinate in area, extent and purpose to the principal use served; and
4. Is located on the same lot as the principal use served.

C. Rules for All Accessory Uses and Structures

1. A **building permit** is required for any accessory structure more than 200 square feet in area or more than 12 feet in height.
2. An accessory structure is only allowed in a side or rear yard. An accessory structure can only be located in a front or side street yard if located 100 feet or more than from the nearest street line.
3. Unless otherwise stated below, an accessory structure must comply with the dimensional requirements of the zoning district.
4. In an RD- district, an accessory structure less than 200 square feet in area and not exceeding 12 feet in height can be located up to 2 feet from a common lot line and 3 feet from an alley lot line.
5. No accessory use or structure is allowed on the lot until after the principal use or structure is approved.

3.5.2. **Specific Standards**

A. Accessory Dwelling Unit

Intended to allow an additional dwelling unit on a lot that is detached, attached or internal to the principal structure.

1. Only one accessory dwelling unit is allowed on a lot.
2. An accessory dwelling unit cannot exceed 1/3 of the floor area of the principal dwelling or 1,000 square feet, whichever is greater.

B. Drive-Through

Accessory drive-through service for an allowed principal commercial use. A drive-through provides service directly to automobiles where the customer drives up to a window or mechanical device through or by which the customer is serviced without exiting the vehicle.

1. A drive-through must meet the requirements of **Sec. XX, Vehicle Use Areas**.
2. The drive-through facility including stacking spaces cannot be located between a street and the principal building.
3. A dining room or walk-up window must also be provided with any drive-through facility and must be available to customers at all times the drive-through is operating.

C. Family Day Care Home

A licensed day care as an accessory use in a dwelling unit where at least 5 but fewer than 13 children under the age of 13 receive for care and supervision for periods of less than 24 hours a day, unattended by a parent or legal guardian, except children that are part of the household.

D. Farmers' Market

A non-municipality-owned or -operated area, with or without temporary structures, where vendors and individuals who have raised the vegetables or produce or have taken the same on consignment for retail sale, sell vegetables or produce, flowers, orchard products, locally-produced packaged food products and/or animal agricultural products.

E. Home Occupation

A home occupation is intended to allow limited nonresidential activity in a dwelling unit.

1. General

- a. At least 1 person engaged in the home occupation must live in the dwelling unit.
- b. No more than 1 vehicle used in association with the home occupation may be parked on-site at any one time. No vehicle with a gross vehicle weight over 10,000 pounds, associated with the home occupation, can be stored on the site.
- c. Truck deliveries or pick-ups of supplies or products associated with the home occupation are allowed only between the hours of 7 AM and 9 PM. Deliveries and pickups are limited to parcel and small freight carriers.

2. Exterior Appearance

- a. All activities associated with the home occupation must be conducted indoors, excluding activities or services that, by their nature, must be conducted off-site.
- b. A home occupation is allowed in an accessory structure on the lot.
- c. The home occupation must operate so as not to create or cause a nuisance or subject neighbors to adverse operational or land use impacts (such as excessive noise or traffic or public safety hazards) that are not typical of the neighborhood.

ACCESSORY USES AND STRUCTURES

- d. Interior display of goods or equipment associated with the home occupation must not be visible from the street.
- e. No equipment or process can be used in connection with the home occupation that creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses, off the premises.

3. Allowed Uses

The nonresidential use in the dwelling unit is limited to:

- a. General food and beverage limited to catering and cooking classes only.
- b. General office.
- c. General personal service, limited to:
 - i. Individual academic, music or art instruction;
 - ii. Dance, martial arts, music, or photography studio or classroom;
 - iii. Tailor and garment repair;
 - iv. Gym, fitness/pilates/yoga studio;
 - v. Shoe repair; watch repair; jewelry repair; eyeglasses and hearing aid repair; and
 - vi. Beauty, hair and nail salon.
- d. General retail limited to web-based orders only. The operation of any retail or wholesaling business, or the direct sale or rental of products or services, are not allowed. Pick up of web-based orders is allowed.

4. Employees and Customers

- a. One nonresident person employed in the home occupation is allowed on-site at any given time.
- b. Two customers or clients visiting the home occupation are allowed on-site at any given time.
- c. Customer or clients associated with home occupation may visit only between the hours of 8 AM and 8 PM.
- d. A maximum of 6 customers or clients may visit the home occupation in a 24-hour period.

F. Home-Based Business

A home-based business is intended to allow more nonresidential activity in a dwelling unit than would be allowed in a home occupation.

1. General

- a. A maximum of 1 home-based business is allowed per dwelling unit.
- b. At least 1 person engaged in the home occupation must live in the dwelling unit.

- c. No more than 1 vehicle used in association with the home occupation may be parked on-site at any one time. No vehicle with a gross vehicle weight over 10,000 pounds, associated with the home occupation, may be stored on the site.
- d. Truck deliveries or pick-ups of supplies or products associated with the home occupation are allowed only between the hours of 8 AM and 8 PM. Deliveries and pickups are limited to parcel and small freight carriers.

2. Exterior Appearance

- a. All activities associated with the home occupation must be conducted indoors, excluding activities or services that, by their nature, must be conducted off-site.
- b. A home-based business is allowed in any accessory structure on the lot.
- c. The home-based business must operate so as not to create or cause a nuisance or subject neighbors to adverse operational or land use impacts (such as excessive noise or traffic or public safety hazards) that are not typical of the neighborhood.
- d. Interior display of goods or equipment associated with the home-based business must not be visible from the street.
- e. No equipment or process can be used in connection with the home-based business that creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses, off the premises.

3. Allowed Uses

The nonresidential use in the dwelling unit is limited to:

- a. General food and beverage.
- b. General medical.
- c. General office.
- d. General personal service, limited to:
 - i. Individual academic, music or art instruction;
 - ii. Dance, martial arts, music, or photography studio or classroom;
 - iii. Tailor and garment repair;
 - iv. Gym, fitness/pilates/yoga studio;
 - v. Shoe repair; watch repair; jewelry repair; eyeglasses and hearing aid repair; and
 - vi. Beauty, hair and nail salon.
- e. General retail.

ACCESSORY USES AND STRUCTURES**4. Employees and Customers**

- a. Up to 3 nonresident persons employed in the home-based business are allowed on-site at any given time.
- b. 4 customers or clients visiting the home-based business are allowed on-site at any given time.
- c. Customer or clients associated with the home-based business may visit only during the hours of 8 AM and 8 PM.
- d. A maximum of 15 customers or clients may visit the home-based business in a 24-hour period.

G. Outdoor Dining

Allows for an accessory outdoor dining on the property of an allowed principal commercial use. Outdoor dining is in an area with tables, chairs, and other furnishings set up for the purpose of drinking or eating food and beverages.

1. Outdoor dining cannot encroach upon any public right-of-way except as provided in XX.
2. Outdoor dining cannot impair the ability of pedestrians or cyclists to use the sidewalk. There must be a minimum of 6 feet of clear distance of sidewalk at all times.

H. Outdoor Display

Allows for an accessory outdoor display of products actively available for sale on the property of an allowed principal commercial use.

1. Outdoor display is only allowed with an allowed ground floor nonresidential use.
2. Outdoor display must abut the primary facade with the principal customer entrance, cannot extend more than 6 feet from the facade and cannot exceed 6 feet in height.
3. Outdoor display must be removed and placed inside a building at the end of each business day.
4. Outdoor display cannot encroach upon any public right-of-way except as provided in XX.
5. Outdoor display cannot impair the ability of pedestrians or cyclists to use the sidewalk. There must be a minimum of 6 feet of clear distance of sidewalk at all times.

I. Outdoor Entertainment Stage

Allows for an accessory outdoor entertainment stage on the property of an allowed principal commercial use. An outdoor entertainment stage is a raised unenclosed platform that accommodates musical or theatrical shows or performances.

J. Outdoor Storage

Allows for accessory outdoor storage on the property of an allowed principal nonresidential use. Outdoor Storage is the outdoor storage of merchandise, goods, inventory, materials or equipment or other items which are not intended for immediate sale or use includes contractor's equipment, used tires, fleet vehicles, trailers, storage of soil, mulch, stone, lumber, pipe, steel, concrete, wood; and

vehicles waiting repair.

1. The amount of area dedicated to outdoor storage on a lot cannot exceed the following.

	% of lot area used for outdoor storage (max)
IX-6, IX-8	30%
CG	20%
IL	30%
IH	100%

2. Outdoor storage may be required to buffer from abutting uses, [see XX](#).
3. Outdoor storage may also be required to be screened from view from streets and alleys, [see XX](#).

K. Short-Term Rental

[To be inserted](#)

L. Solar Energy, Small-Scale

[To be inserted](#)

M. Wind Energy, Small-Scale

[To be inserted](#)

SEC. 3.6. **TEMPORARY USES AND STRUCTURES**

To be inserted